



Overlake Code Updates

Intro to New Incentive Package,
TOD Focus Areas, and Design Guidelines

Planning Commission
September 28, 2022



Purpose

- Priorities & Principals for Code Updates
- General Updates
- First of several packages of Overlake code updates (high level intro)
 - New Incentive Package
 - Development Standards
 - Design Standards

Input Requested

- Are we on the right track?
- Are there other items for the incentive package?

Priorities & Principals for Code Updates

What is guiding decision making as we research and draft code updates?

Priorities & Principals

- Redmond 2050 Themes: Equity and Inclusion, Sustainability, Resiliency
- Accommodating growth in line with community vision
- Implementing Transit-Oriented Development
- Universal/Inclusive Design
- Crime Prevention Through Environmental Design (CPTED)
- Implementing Urban Building Types and Open/Recreation Spaces
- Quality & Life-Cycle Considerations
- STREAMLING CODE - Simplifying and consolidating wherever possible



Acronyms

- ADA | Americans with Disabilities Act
- AMI | Area Median Income
- CPTED | Crime Prevention Through Environmental Design
- DEIS | Draft Environmental Impact Statement
- eTOD | Equitable Transit-Oriented Development
- FAR | Floor Area Ratio
- MF | Multi-Family
- OBAT | Overlake Business & Advanced Technology zoning district
- OV | Overlake Village
- TBD | To Be Determined
- TMP | Transportation Master Plan
- TOD | Transit-Oriented Development

Transit-Oriented Development (TOD)

- Medium and high-density, mixed-use development within walking distance of a transit station.
- The location, design, and mix of uses emphasize pedestrian-oriented environments and encourage (and maximize) the use of public transportation.



Equitable TOD (eTOD)

*"Mixed-use, transit-served neighborhoods that provide housing and transportation choices, a mix of services, amenities and businesses, **and greater social and economic opportunity for current and future residents.**"*

- PSRC, Growing Transit Communities

- Plan with the existing community members, including local ethnic businesses, community members with disabilities, etc.
- Planning for a range of income levels and family sizes
- Filling the gaps in current services & meet needs of growth
- Planning for future needs with diversity in mind

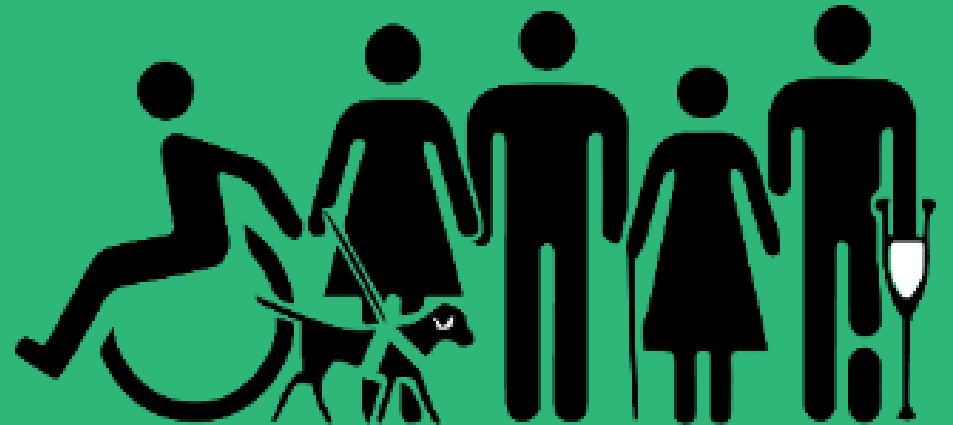
Universal Design

Universal design considers all aspects of the built environment – homes, landscapes, streetscapes and mobility routes, wayfinding, lighting, commercial developments, life space, architectural features – with the **goal of making them accessible to every person, regardless of age or ability.**

- *Accessibility is an attribute*
- *Inclusive design is a process/ method*
- *Universal design is the construction*

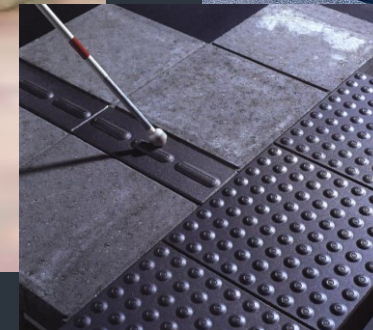
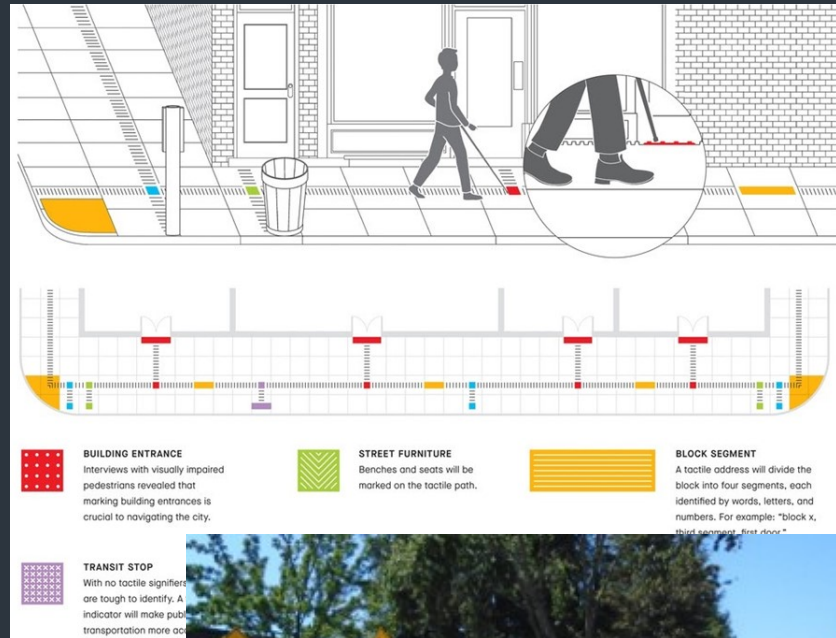
Universal Design Principles

- **Inclusive/Equitable**
- **Responsive**
- **Flexible**
- **Convenient/Comfortable**
- **Accommodating/Intuitive**
- **Welcoming/Perceptible**
- **Realistic**



> REDMOND 2050
From suburb to city

Examples of Universal Design



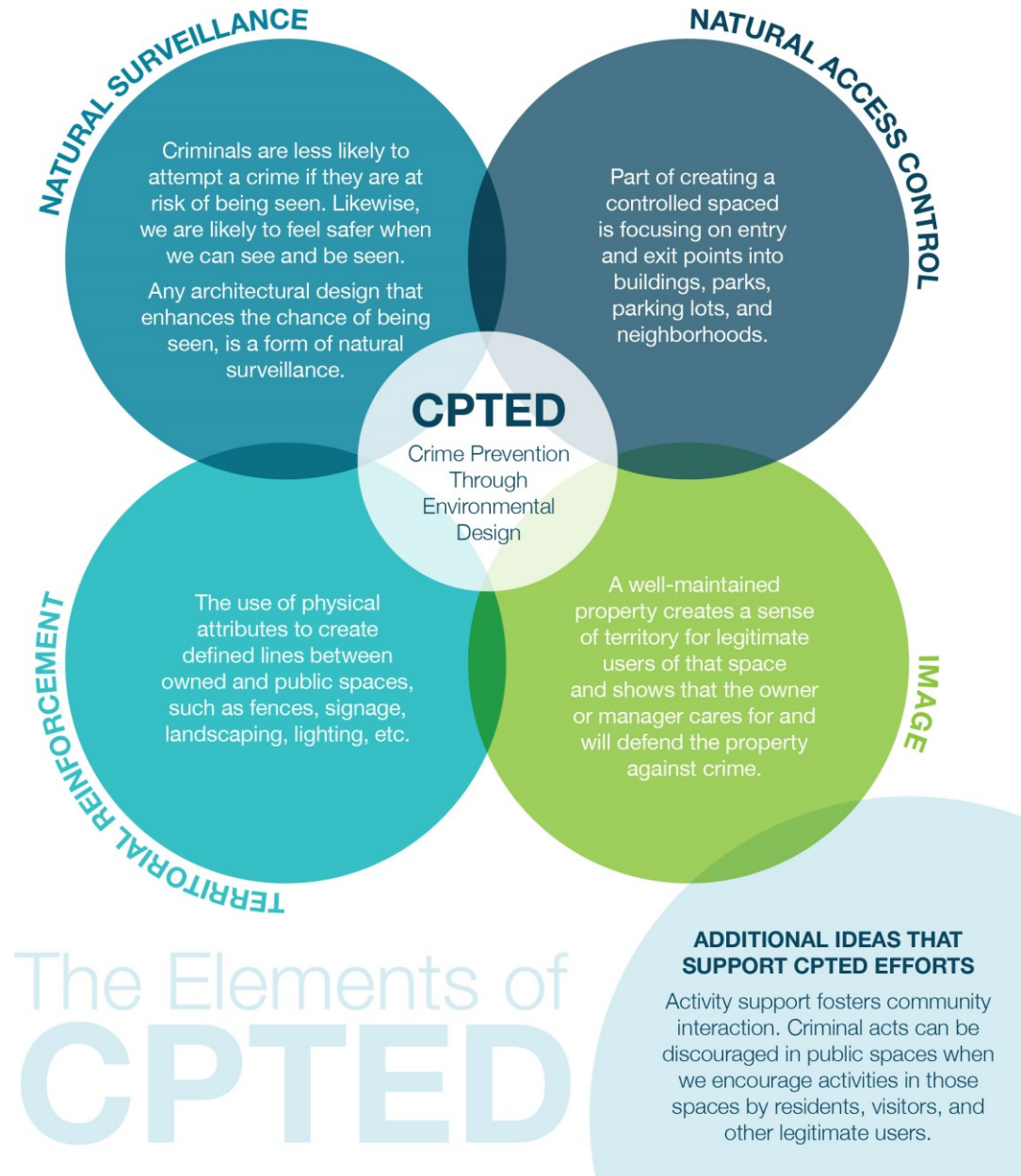
Visitability

- Core *accessibility features* as a routine construction practice into all newly built housing units



Crime Prevention Through Environmental Design (CPTED)

Using urban, architectural, and landscaping design and management to deter offender decisions that precede criminal acts and build a sense of community/ownership of spaces.





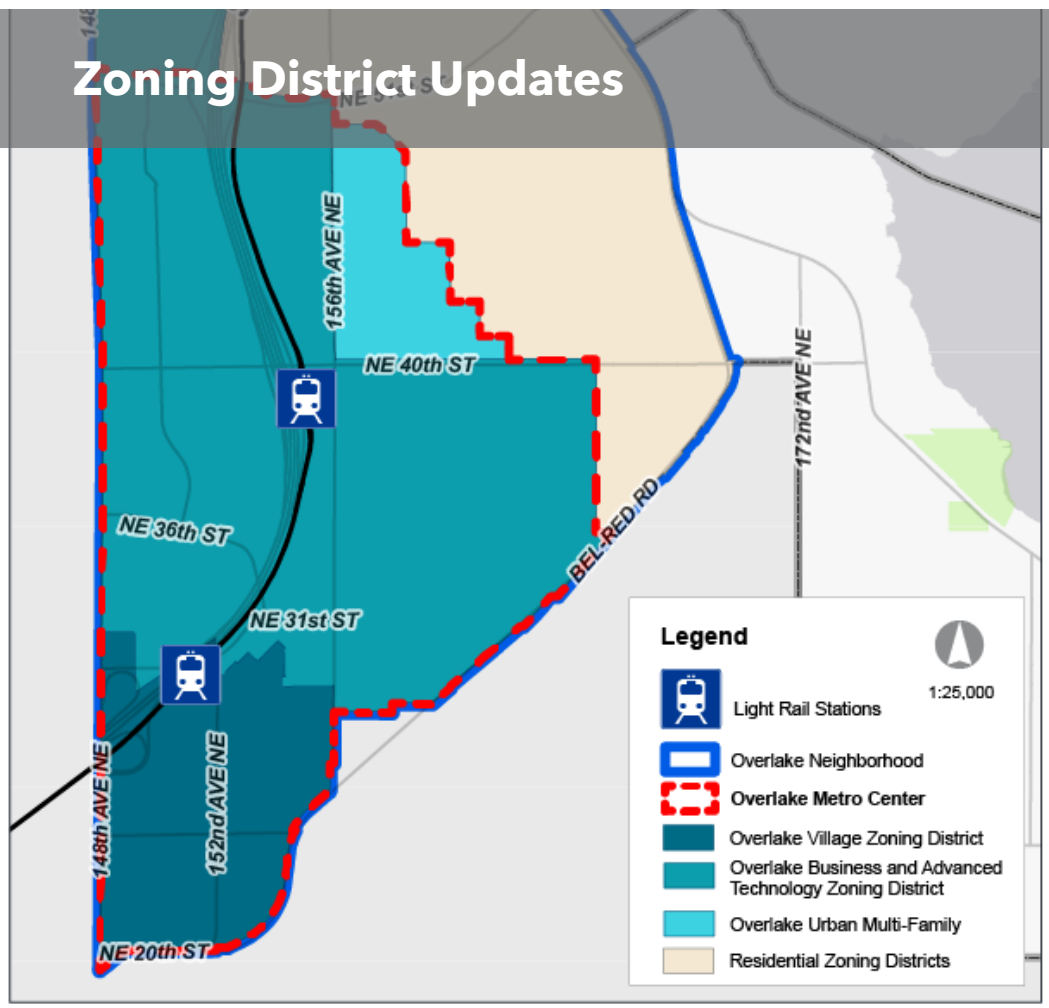
General Updates

Structural updates to implement vision, accommodate growth, and to improve clarity and ease of use



Consolidation & Simplification

(RZC 21.04 & 21.12)



Overview of Changes

Topic	Proposed
Complete Repeal and Replacement of 21.12	<ul style="list-style-type: none">Consolidate multiple sections of text into tables, maps, and illustrations that have all OV districtsUse illustrations, maps, and tables to modernize, shorten and clarify codeImplement TOD focus areas, uses, and incentives

Site Screen

1 Adjacent property	Single-family Multi-family
2 Buffer width	15' min. width 10' OTC wall to OTR
3 Pavement	Parking or other impervious surface May drain to Water Resource Zone in buffer.
4 Trees	One row, evergreen Select from Living Screen list
5 Wall	6' min, 8' max. 30% masonry 70% tubular steel (Masonry not req'd in OTC)

Elevation details:

- 1 landscape area
- 2 view fence
- 3 solid masonry
pilaster wall

Table ###.###.###.## Non-Residential Allowed Uses
Use Permissions: P - Permitted; L - Limited; C - Conditional; N - Not Permitted

	Overlake Zoning Districts			References	
	OV	OBAT	OVMF	Building Code Occupancy Class	ITE Trip Generation Manual Land Use Code
Arts, Entertainment, and Recreation					
Amusement, Recreation, and	P	P	L	A	400-499, 500-599
Other Recreational Parks	P	P	L		400-499
Inter	L	P	L	E	500-599
Education, Public Administration, Health Care, and other Institutions					
	P	P	L	E	500-599
Health and Human	P	P	L	I	600-699, 700-799
Government and Administration	P	P	L	B	700-799
Faith-based and Funerary	L, C	P	L	A, B, H, I, R, S	500-599
Construction-Related Businesses	L	N	N	B	

- ### Proposal would
- Simplify regulations, improve usability
 - Move away from use-specific development standards



SEPA Environmental Review

Overlake Planned Action (RZC 21.70.110)



Overview of Changes

Topic	Current	Proposed
Overlake Village (OV)	5 districts	1 district for all of OV
NEW Planned Action	Expires in 2030 Applies to OBAT & OV zones	Accommodate growth allocations through 2050 Applies to Metro Center Update to incorporate new Best Available Science and updated best practices for mitigation of impacts

Proposal would

- Accommodate growth through 2050
- Update applicability
- Identify required environmental mitigation



Out of Date Standards

Proposed Sections to be Repealed (Sections of 21.12 & 21.28)

Overview of Changes

Topic	Proposed
OV Transitional Uses (21.12.140)	Repeal - no longer applicable
OBAT Phasing (21.12.220)	Repeal - No longer applicable
High-Capacity Transit Corridor Preservation (21.28)	Repeal - No longer applicable

Proposal would

- Remove out-of-date code sections



NEW Code Sections

Overview of Changes

Topic	Proposed
New Urban MF Zoning District	NE Corner of 156th Ave NE & 40th St to be added to the center and up-zoned
TOD Focus Areas	Establishing a TOD Focus Area for new standards and extra points in new incentive package
International District	Proposed areas of Overlake Village south of 520 (OV1 - 4 zoning)

Proposal would

- Implement expanded Metro Center boundaries
- Implement community vision & TOD goals



New Incentive Package

Goals:

- Make progress on multiple city priorities
- Implement Redmond 2050 visioning for Overlake
- Consolidate and simplify
- Maximize TOD opportunities near light rail stations
- Pilot for future city-wide code updates (points-based structure, consolidation, focus on outcomes)





NEW Overlake Incentive Package

Incentive Package Update Priorities (21.12.170)



Overview of Changes

Topic	Current	Proposed
Structure	Priority and Secondary Incentives	New points-based system. Minimum number of points required, more points = more incentives allowed
Applicability	Overlake Village & Overlake Business and Advanced Technology (OBAT) zoning districts	Metro Center

Proposal would

- Modernize and update incentives
- Implement Transit Oriented Development (TOD) policies
- Improve clarity and usability for community and staff



NEW Overlake Incentive Package

Incentive Package Update Priorities (21.12.170)



Incentive Package Overview

Categories	<ul style="list-style-type: none">• Green Building• Affordable Housing• Affordable Commercial• Inclusive/Universal Design Features, equitable Transit Oriented Development (eTOD)• Open Space & Amenities• Building & Site Form (including Art)• Uses – housing for individuals with Intellectual and Developmental Disabilities (IDD), education, etc.
Points-Based	<p>Minimum defined for <u>each</u> category would be required to access incentives.</p> <ul style="list-style-type: none">• Goal: achieve progress on every community priority/goal <p>Minimum number of points total</p> <ul style="list-style-type: none">• TOTAL MIN would be <u>above</u> the combined total minimum for each individual category, category minimum + other points at applicant discretion for what best fits site/project goals. <p>Incremental: more points = more incentives</p>

Overlake Green Building Incentive Structure

- **Establishes a menu of options** within the following categories:
 - Green Building Certification
 - Stormwater
 - Materials
 - Indoor Environmental Quality
 - Environmental and Social Justice
 - Clean Buildings Performance Standard Compliance
- Includes **minimum requirements to advance the City priorities** of building decarbonization and efficiency, stormwater infiltration, equity, and energy benchmarking and performance
- Exploring **mandatory green building elements for TOD** projects in Overlake

Housing Incentives

1. Quantity of Units At or Below 30% Area Median Income (AMI)
2. Quantity of Family Size Units (3 bedroom, 1.5 bath)
3. 100% Affordable Housing
4. Supportive Housing
5. Quantity of Affordable
6. Quantity of Accessible (ADA Units)
7. Universal Design Units - above ADA standards

Open Space & Amenities

1. Community Center Space & Cultural Space in first floor retail
2. Publicly accessible green space and plaza space - **common usable open space**
 - Off leash dog areas that are open to public
 - Community gardens
 - Play space - creative that include Universal Design
 - Sensory Park with Universal Design
 - Water feature /splash park
 - Shade structures
3. Pollinator Gardens/ pollinator pathways
4. Urban agricultural space/ foraging
5. Urban forestry / street trees
6. Rooftop public parks
7. Trail connection / mid-block crossing (connect the grid)
8. Major Park

Inclusive/Universal Design Features, eTOD

- Incorporation of Universal Design Features (list provided, residential and non-residential)
- Percentage of housing units with Visitability features (list provided)
- Relocation package for residential and commercial displacement and first right or refusal
- Affordable commercial spaces

Public Services

- Mini - city hall or police outpost
- Co-location agreement with School District
- Co-location agreement with social services or other non-profit (with affordable commercial package)

Building / Site Form & Uses

- Public Art
- Overlake International District contributing features
- Public Realm amenities
- Subterranean parking
- Hotel & Conference Center, full service
- Cultural or Performance Art Center

Environmental / Utility

- Watershed protection or enhancement
- Regional Stormwater Management Facility

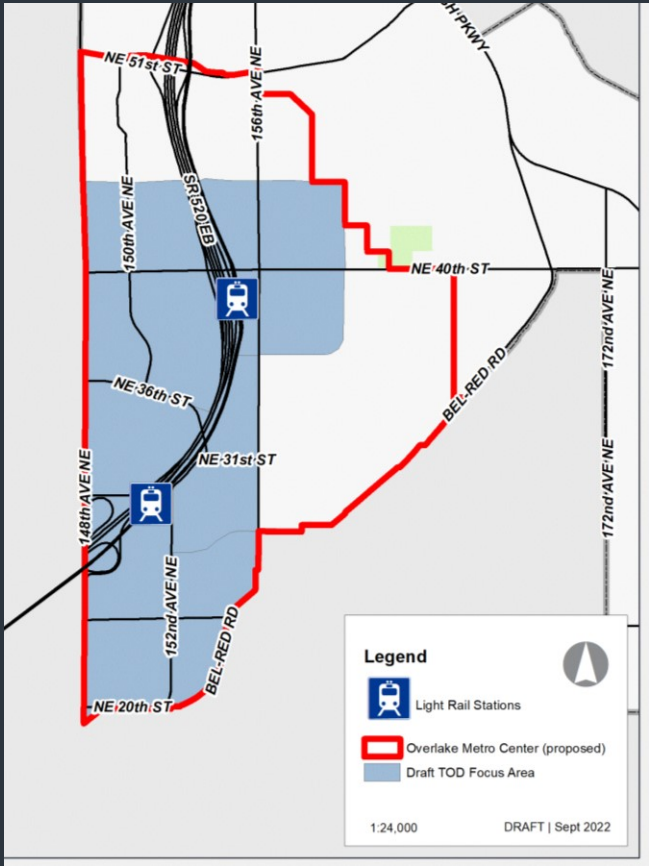


NEW Overlake Incentive Package

Incentive Package Update Priorities (21.12.170)

Incentive Package Overview

TOD Focus Areas - Location Bonus	Properties within the TOD focus areas would have additional points and additional incentives
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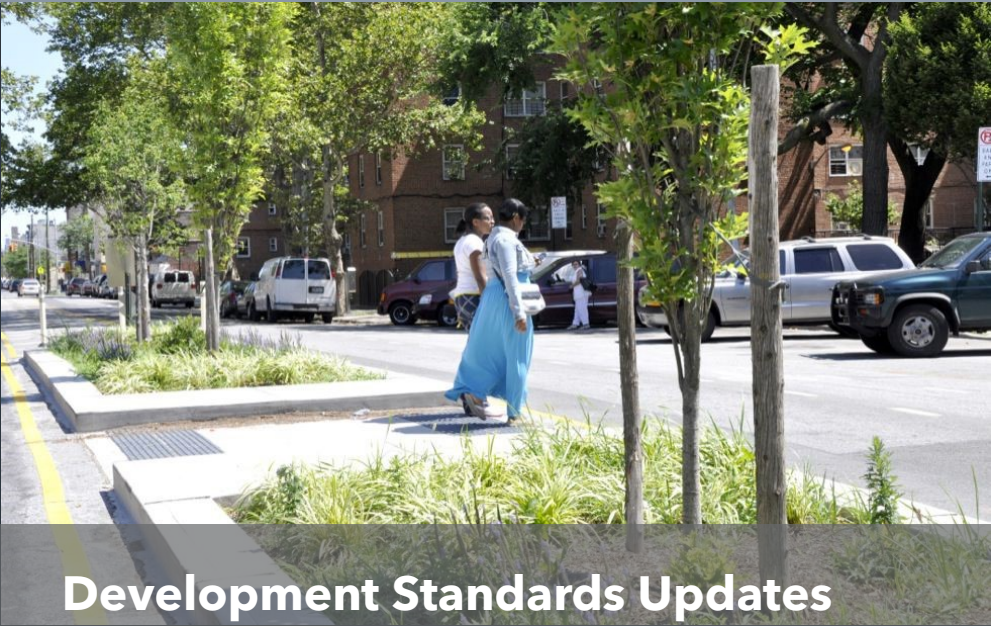


Proposal would

- Maximize TOD opportunities nearest to the light rail stations
- Provide transition between highest densities/heights and surrounding SF homes
- Ensure capacity to accommodate growth allocations

Development Standards

Changes to Overlake Village (OV) and Overlake Business and Advanced Technology (OBAT) zoning districts + new Overlake Urban MF district



Development Standards Updates

Overlake Village Street Cross Sections Priorities (21.12.150)



Overview of Changes

Topic	Current	Proposed
Cross Sections	OV are a mix of setbacks and build-to lines by district or by street	Using a street-based system Updating and adopting the Overlake Village South Infrastructure Plan to allow for a range of options for implementation Incorporating universal design and Crime Prevention Through Environmental Design (CPTED) principals

Proposal would

- Adopt updated street grid
- Update cross sections to meet current needs and best practices



Development Standards Updates

Overlake Business and Advanced Technology (OBAT) Setbacks

(21.12.200)



Proposal would

- Consolidate sections of text and the map into one map and table for ease of use and clarity
- Refocus areas around the light rail stations to be pedestrian and bicycle-oriented design

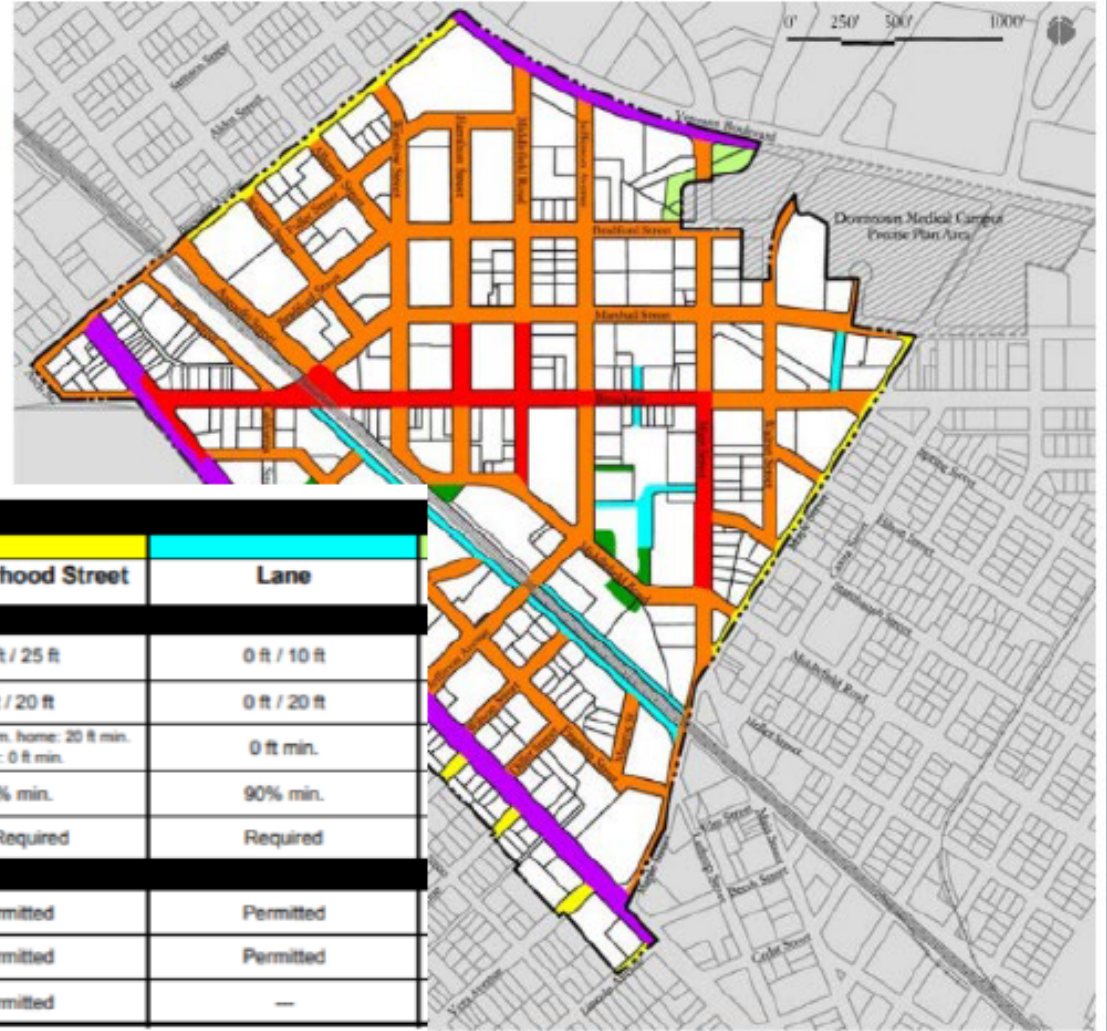
Overview of Changes

Topic	Current	Proposed
Setbacks	OBAT has a mix of setbacks and build-to lines by district or by street	Replace with street-based setbacks/build-to lines based on pedestrian or vehicle orientation of street – To be Determined

Example

2.5. BUILDING PLACEMENT AND LANDSCAPING REGULATIONS

This Section contains standards and guidelines designed to ensure that buildings are situated on their lots in a manner that is appropriate for their location. In areas where setbacks are allowed or required, this Section also contains regulations to ensure that these areas are landscaped, paved, and lit in a manner that is attractive, appropriate to the Downtown urban environment, and which provides Downtown with proper pedestrian accessibility.



BUILDING PLACEMENT AND LANDSCAPING REGULATIONS CHART

Corridor Types (Sec. 2.5.1)	Boulevard	Downtown Core Street	City Street	Neighborhood Street	Lane
Building Placement (Sec. 2.5.2)					
Front Setback	0 ft / 10 ft	0 ft / 0 ft	0 ft / 10 ft	10 ft / 25 ft	0 ft / 10 ft
Side Setback	0 ft / 10 ft	0 ft / 0 ft	0 ft / 20 ft	5 ft / 20 ft	0 ft / 20 ft
Rear Setback	0 ft min.	0 ft min.	0 ft min.	Adj. to sing. fam. home: 20 ft min. Other: 0 ft min.	0 ft min.
Frontage Coverage	75% min.	100% min.	90% min.	75% min.	90% min.
Build-to-Corner	Required	Required	Required	Not Required	Required
Edge Treatments (Sec. 2.5.2)					
Fenced Edge	Permitted	Permitted	Permitted	Permitted	Permitted
Terraced Edge	Permitted	Permitted	Permitted	Permitted	Permitted
Flush Edge	---	---	---	Permitted	---

Legend:

Permitted : These elements are permitted, by right, as indicated.

--- : These elements are not permitted, as indicated.

Required : These elements are required of all new development, as indicated.

Not Required : These elements are not required, as indicated.

N/A: These regulations are not applicable, as indicated.

15 ft / 25 ft: Minimum / Maximum requirements

BUILDING PLACEMENT AND LANDSCAPING REGULATIONS MAP



Development Standards Updates

Urban Pathway Priorities (21.12.160)

Overview of Changes

Topic	Current	Proposed
Urban Pathway	12-foot-wide path with eight feet of landscaping on both sides	Update 12.1 Map Clarify standards, deviations, and minimums

Proposal would

- Update to match the updates to the TMP
- Update to reflect implementation challenges (topography, underground conditions impacting installation, etc)

12-foot-wide concrete path with eight feet of landscaping on both sides as part of a 28-foot corridor with pedestrian lighting and connections to existing or planned plazas or open spaces.
(21.12.160 B)





Development Standards Updates

Floor Area Ratios (21.12.090 & 21.12.190)



Overview of Changes

Topic	Current	Proposed
Floor Area Ratio (FAR)	Based on current densities and building heights	Adjust FAR for taller buildings Consider FAR flexibility and incentives Add specific FAR for Transit Oriented Development Focus Areas

Proposal would

- Update to reflect new densities and building heights to accommodate housing and job growth allocations



Development Standards Updates

Densities/Heights

(21.12.040-080, 21.12.190)

Overview of Changes

Topic	Current	Proposed
BUILDING HEIGHT	OBAT 4 or 9 stories Base 5 or 10 stories Max (148 ft in Overlay Area) OV zones 1-5 5 to 9 stories	Up to 30 stories studied in DEIS, considering additional height in Transit Oriented Development Focus Areas

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Proposal would

- Updating to reflect new densities and building heights to accommodate housing and job growth allocations (moved to consolidation table)
- Updating or in some cases eliminating restrictions on max floor area by use
- Increasing building heights and updating OBAT Height Limit Overlay



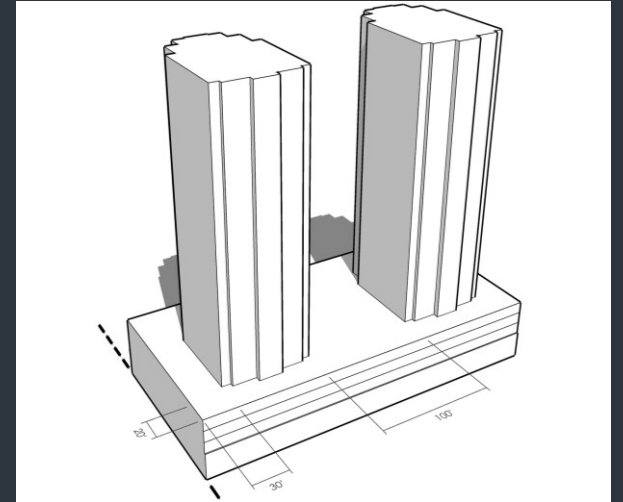
Design Standards Updates

RZC Article III



Design standards that are being reviewed:

- Supplemental Design Standards
- Parking Design Priorities
- Parking Garage Design Priorities
- Standards for Taller Buildings
- Building Materials
- Ground Floor Retail & Other Commercial Facades
- Blank Walls & Pedestrian Plazas/Open Spaces



Integration with Zoning Code Rewrite

- Phase 3 of the Redmond Zoning Code Rewrite (RZCRW) has kicked off and **will include work on design guidelines** that overlaps with Redmond 2050 code updates.
- Beckye Frey and Kim Dietz are jointly coordinating Phase 3 due to the extensive overlaps.
- Odra Cardenas is jumping in to lend her background as an architect to this project.



Input Requested

- Are we on the right track?
- Are there other items for the incentive package?

Timeline

- Aug-Sept 2022 High Level Stakeholder Review
- Oct 2022 Finalize Draft Proposals
- Nov-Dec 2022 Testing Phase
Additional Stakeholder Review
- Jan-Feb 2023 Finalizing Draft Code Amendments
- Spring 2023 Planning Commission Review
Public Hearing
- Summer 2023 City Council Review
- **Summer/Fall 2023 Adoption**



Questions or Feedback?

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<https://www.redmond.gov/1817>

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